

Livable
HOMES
of
SOUTHERN PINE



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Mike Jackson, FAIA

MEETING THE NEEDS OF *Home-Builders of Today*

THE desire for home ownership is unaffected by the passing of time. It is fundamentally a part of American life. But styles and customs do change . . . and the home-builder of today is more exacting in his requirements.

TODAY a home must afford more than mere shelter. Comfort . . . efficiency . . . accommodations for today's mode of living . . . and lasting qualities all must be embodied in the structure, even in the most moderately priced home. Wood still is preferred as a home building material . . . its warmth and beauty remain unsurpassed. More than 80% of the homes in America are wood framed. While retaining all of the charm reflected in the fine old lumber homes now standing throughout the country after generations of service . . . the lumber home of today provides all of the additional comforts and attractive features of the middle twentieth century.

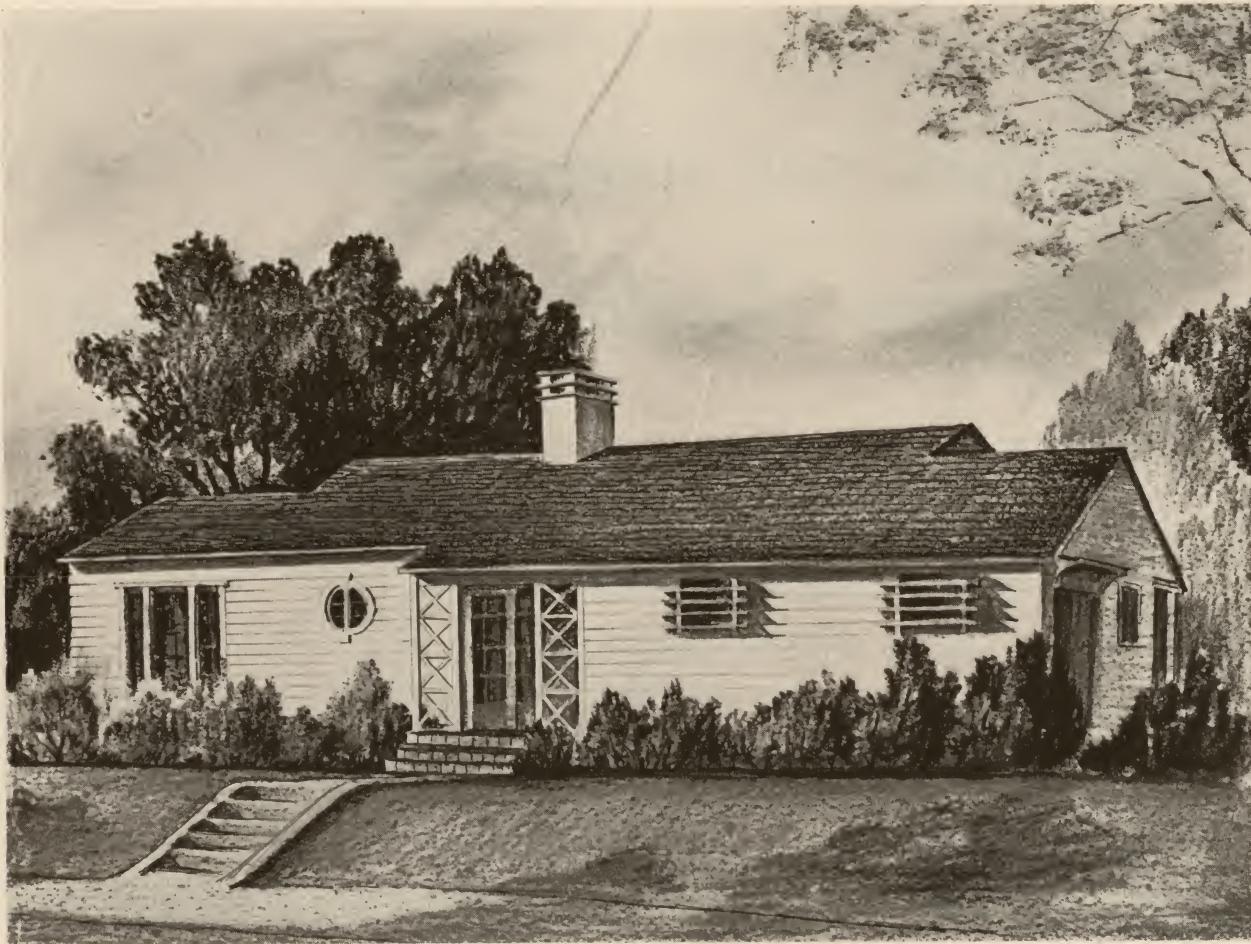
BECAUSE Southern Pine lumber occupies a place of first importance in home construction and is the usual choice of experienced builders, its manufacturers feel they should assist prospective home owners in securing dwellings that will be attractive, sound and comfortable.

ARCHITECTURAL services always are desirable, but if not available, this book of house plans affords a variety of attractively designed homes . . . all technically correct in detail and conforming to good architectural taste. The suggestions offered in this book regarding planning, materials and construction features should be helpful in assuring the home-builder of a life time of satisfaction from his home.

SOUTHERN PINE ASSOCIATION

NEW ORLEANS, LOUISIANA



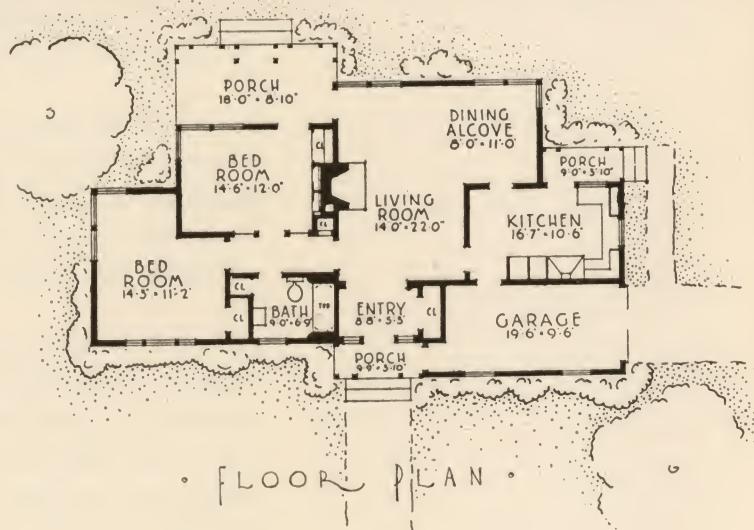


Plan No. 5001

HERE is the Southern Pine Model Home which was exhibited at the Texas Centennial (1936) and the Pan-American Expositions (1937), Dallas, Texas.

This exhibition house was visited by a half million people—and was widely acclaimed for its excellent plan and beautiful design. Many replicas have already been built from this plan—in localities extending from coast to coast.

Outside Dimensions—58'-9" wide by 37'-3" deep.





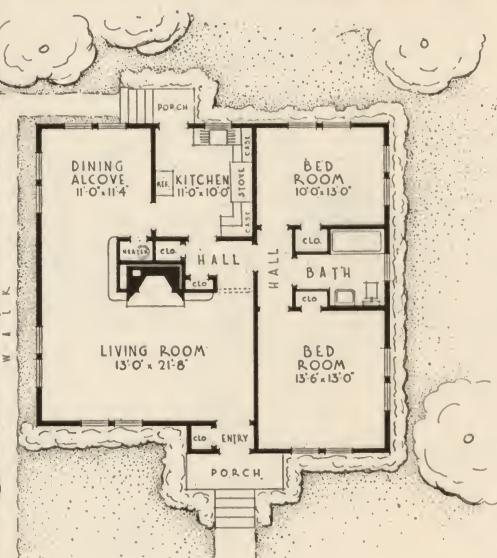
Plan No. 5002

THIS house expresses an individual charm and personality by frank simplicity of lines and proportions.

It is carefully planned and designed to meet the more discriminating tastes of home-builders of today. Note the absolute elimination of useless ornamentation.

The floor plan provides a sweeping spaciousness through the living room—and the route from kitchen to front door is short and direct.

Outside Dimensions—35'-8" wide by 37'-0" deep.



FLOOR PLAN.

NOTE: The plans for this house show alternative details for basement.



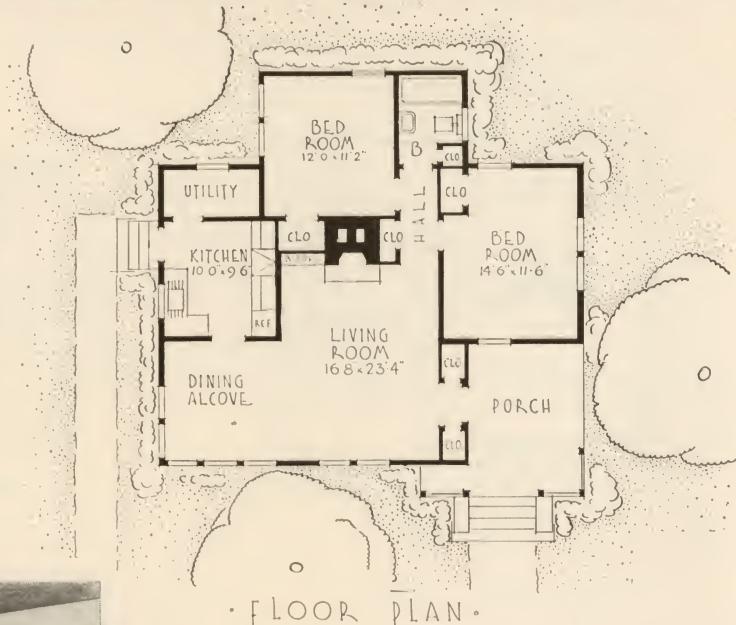


Plan No. 5003

THIS plan demonstrates the desirability of a living room-dining alcove combination in a small house. It provides not only added light, air and space—but also offers opportunities for variety in decorative treatment.

Every inch of space in this house is utilized to the best advantage—and with plenty of closets.

Outside Dimensions—35'-10" wide by 34'-11" deep.



NOTE: The plans for this house show alternative details for basement.





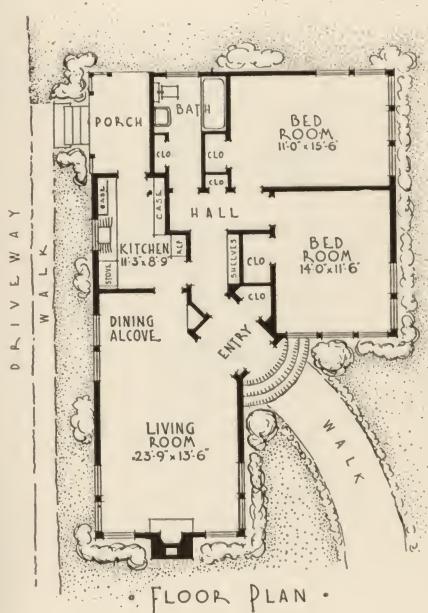
Plan No. 5005

AN UNUSUAL plan that has charm and dignity. This plan with its diagonal entrance and curved walk is ideally adapted to any size lot.

The above rendering shows a narrow lot arrangement —(viewed from the side)—with walk leading to front at left of picture.

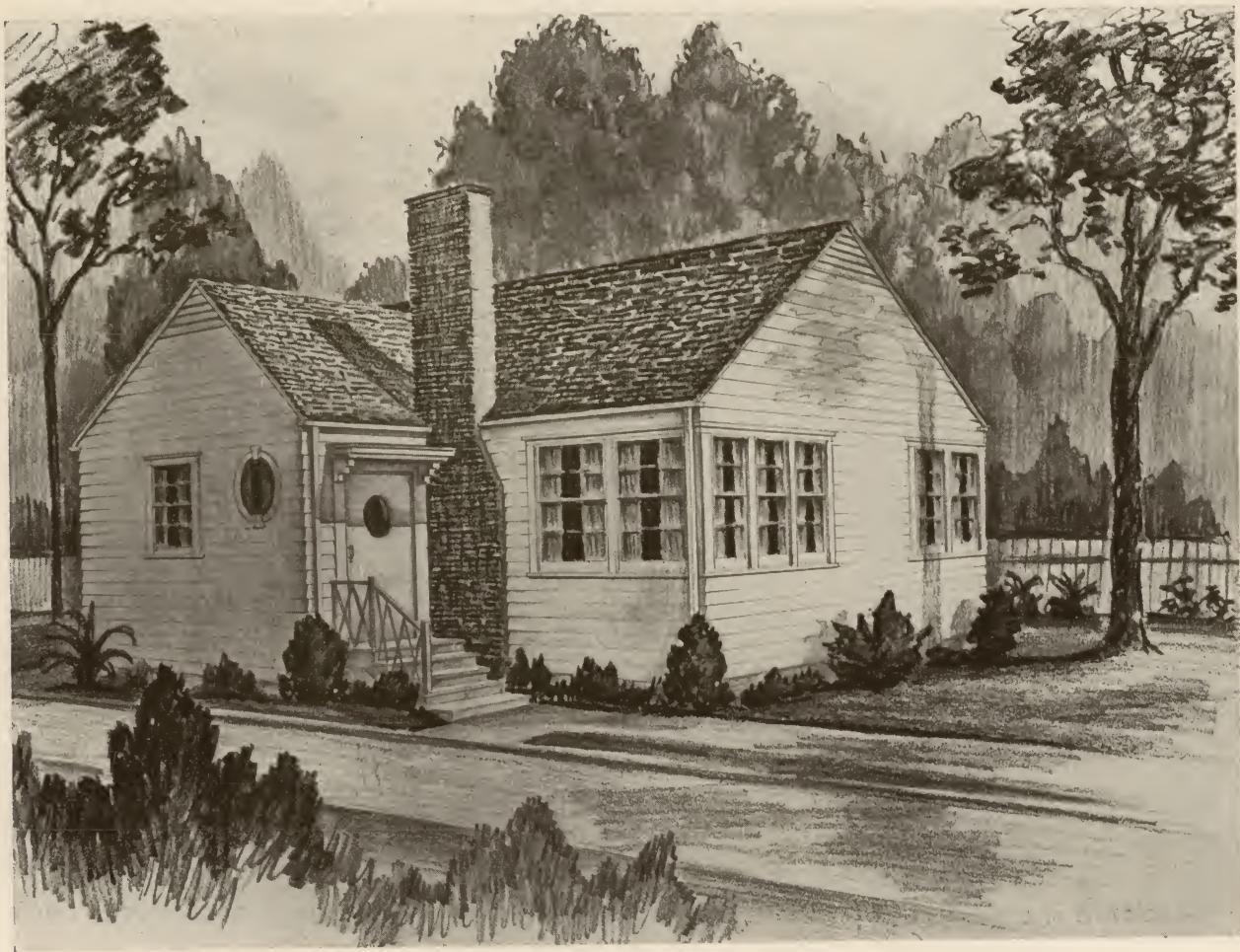
By curving the walk in the opposite direction, the house could fit a wide lot to better advantage.

Outside Dimensions—29'-4" wide by 46'-0" deep.



NOTE: The plans for this house show alternative details for basement.



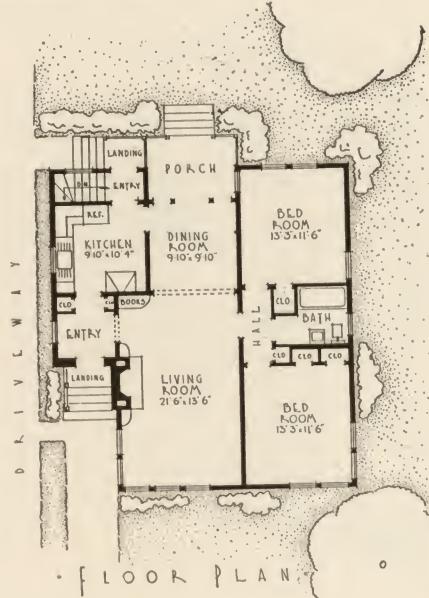


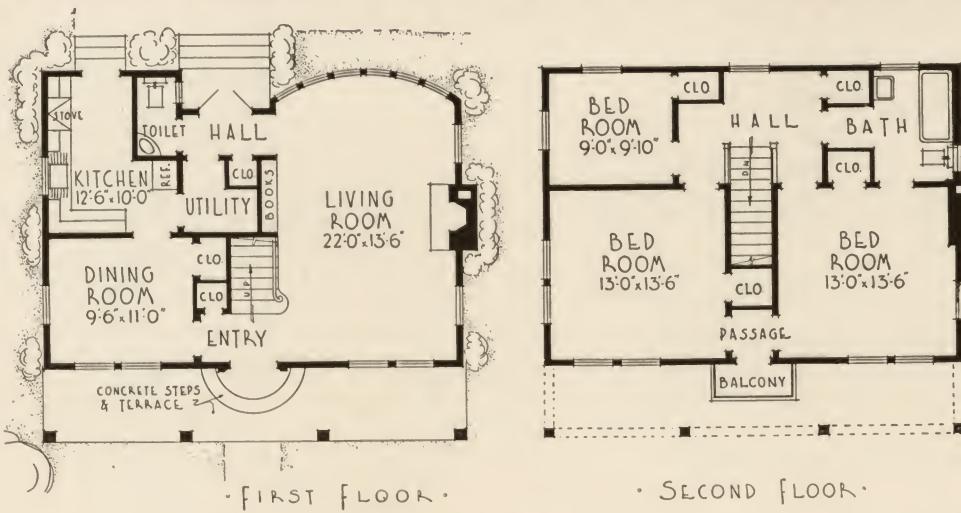
Plan No. 5006

HERE are various features which make this home exceptionally desirable. For instance: Simplicity of design; maximum light, cross ventilation, and wall space. Convenient and direct access of kitchen to front door.

French doors lead from the dining room (shown below) onto a rear porch overlooking the flower gardens and private yard. This porch can be screened, if desired.

Outside Dimensions—33'-0" wide by 36'-0" deep.





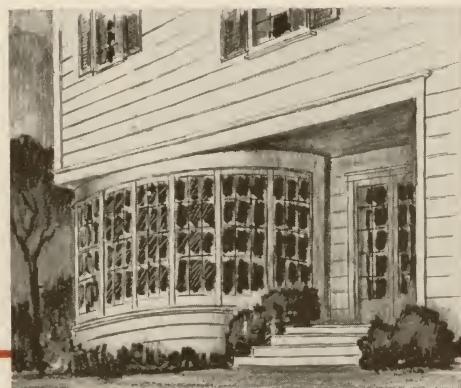
Plan No. 5007

A STATELY Southern Colonial. All the appearance of a costly estate—but it is designed for low-cost construction—without sacrificing quality in materials or workmanship.

A house of this kind implies spaciousness outside and inside. Therefore, it should sit well back on the lot. The living room and bedrooms are given maximum space.

Outside Dimensions—31'-4" wide by 28'-6" deep.

NOTE: The plans for this house show alternative details for basement.



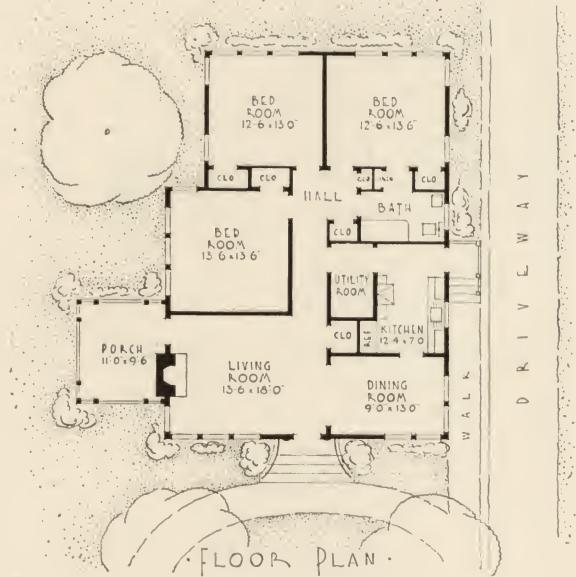


Plan No. 5008

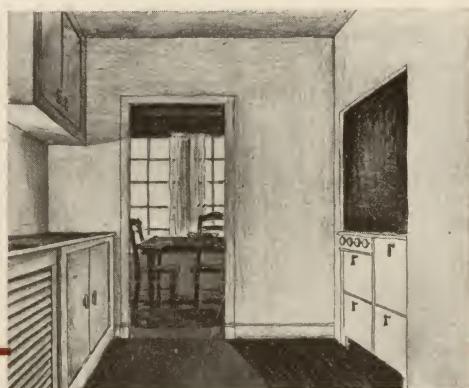
A BEAUTIFUL home in good taste. The harmonious lines and proportions of this house are an outward expression of refinement and character.

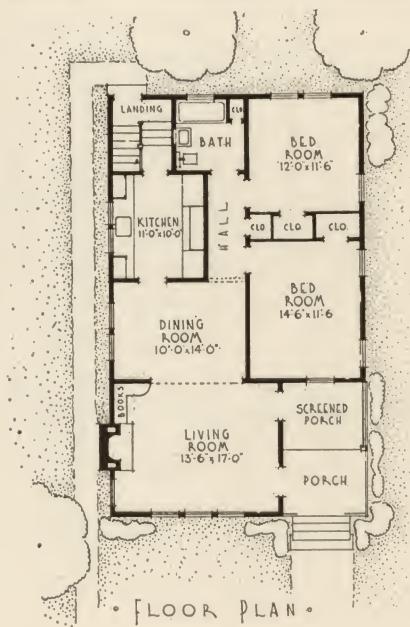
Three large bedrooms, a large screened porch, and plenty of closet space are compactly arranged in the plan. Thus a feeling of roominess, with abundance of light and ventilation, are achieved at a surprisingly low building cost.

Outside Dimensions—42'-0" wide by 43'-0" deep.



NOTE: The plans for this house show alternative details for basement.





Plan No. 5009

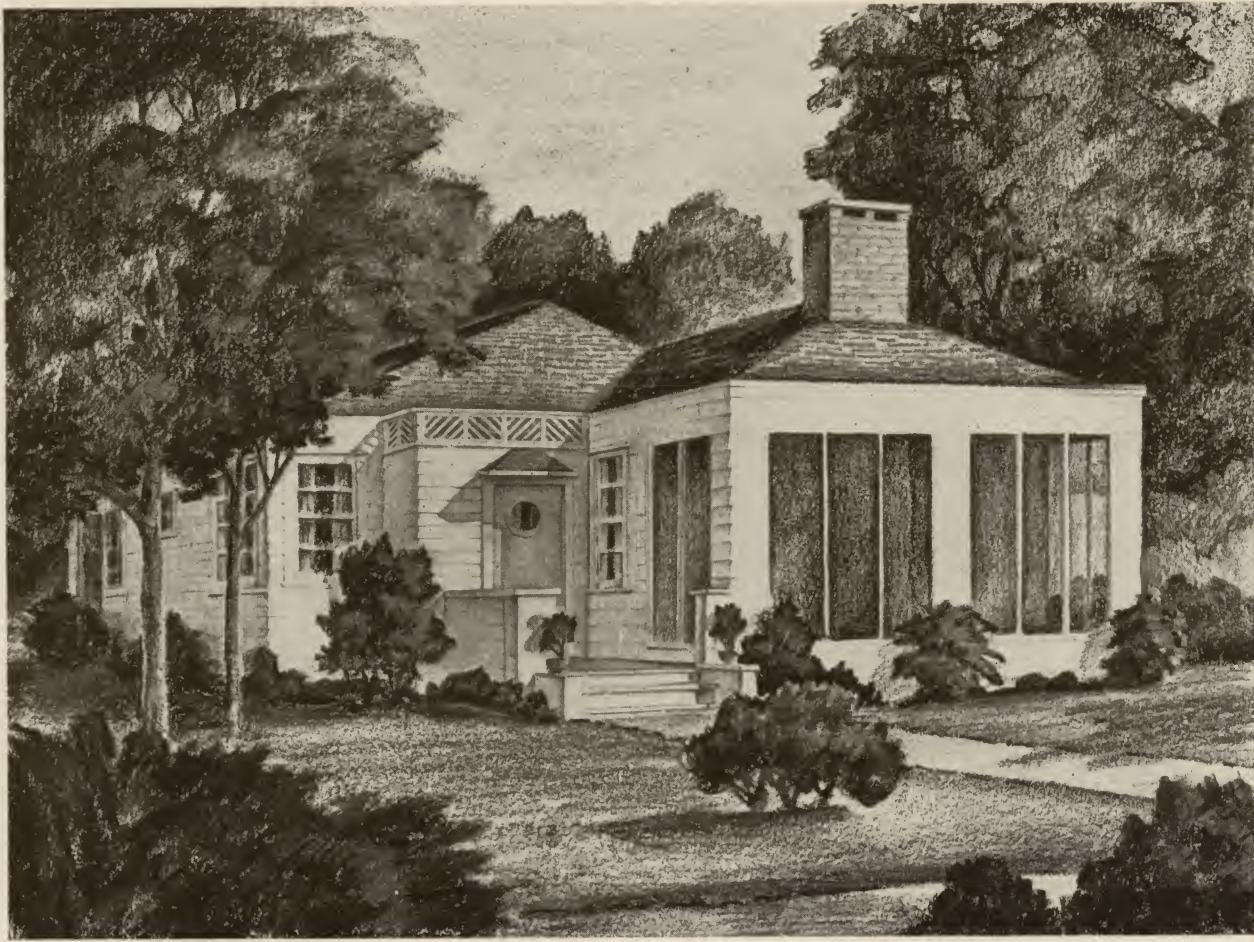
MODERN styles give new expressions to homes of finer living and gracious hospitality.

The warmth and character of this frankly modern house is reflected in the material used in its construction.

Proper use of quality Southern Pine is an important factor in accomplishing the friendly feeling of the completed house.

Outside Dimensions—26'-6" wide by 44'-0" deep.





Plan No. 5010

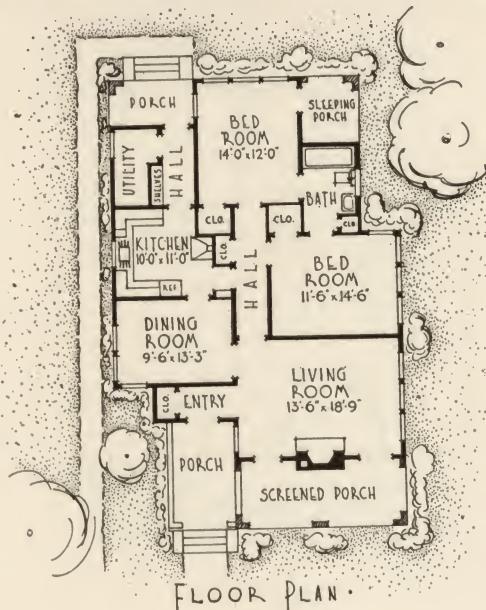
A MODERN house that is sensible, practical and beautiful.

Sensible, because it applies the function of modern designing in a frank and sober manner.

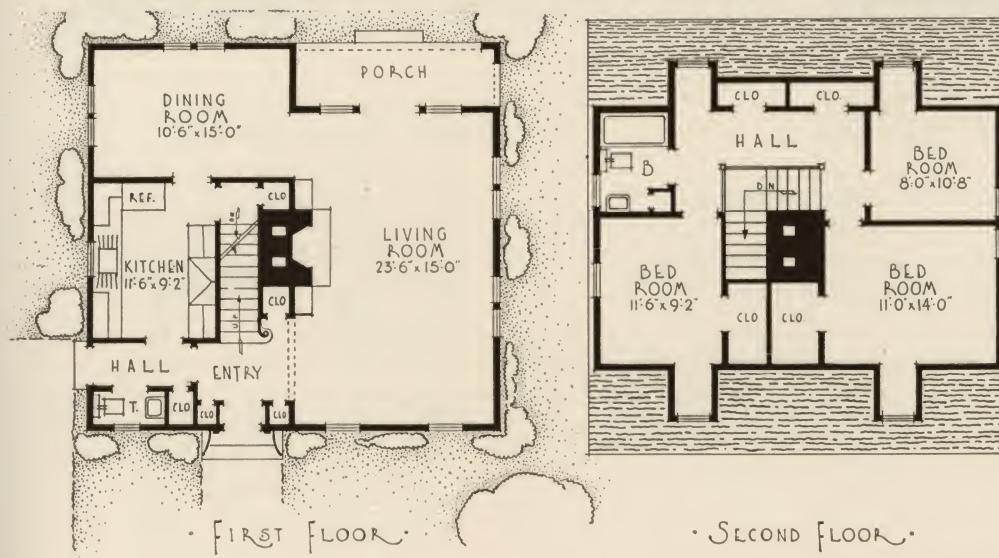
Practical, because standard stock materials of best quality are used and the construction costs are kept to a minimum.

Beautiful, because of its distinctive design and harmonious lines and masses.

Outside Dimensions—33'-0" wide by 51'-0" deep.



NOTE: The plans for this house show alternative details for basement.



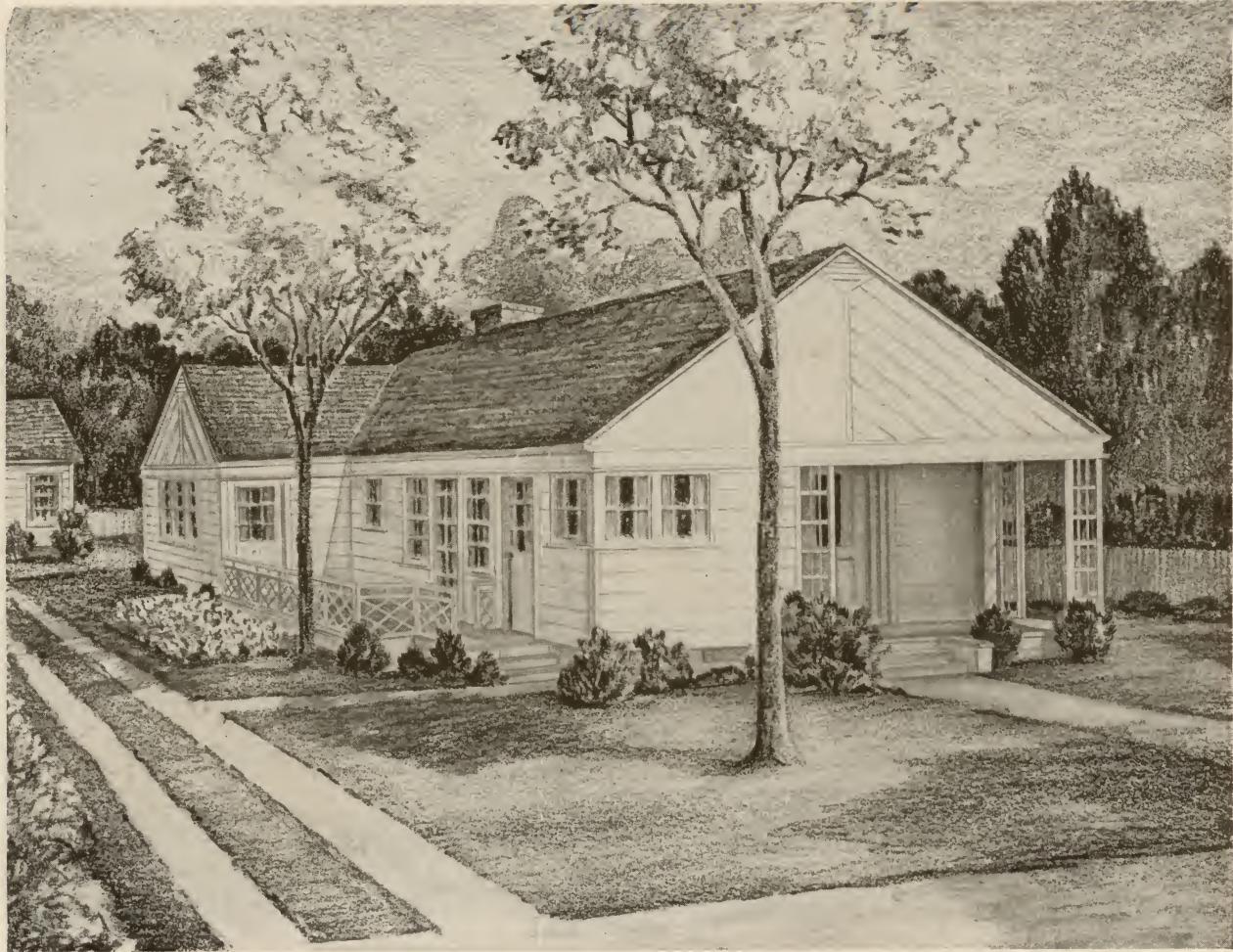
Plan No. 5011

CAPE COD house with typical Cape Cod fence. A "large house" at a low cost, because economy of construction cost has been the watchword in its planning.

Here is a practical and pleasing adaptation of a popular architectural style.

Outside Dimensions—31'-0" wide by 29'-2" deep.





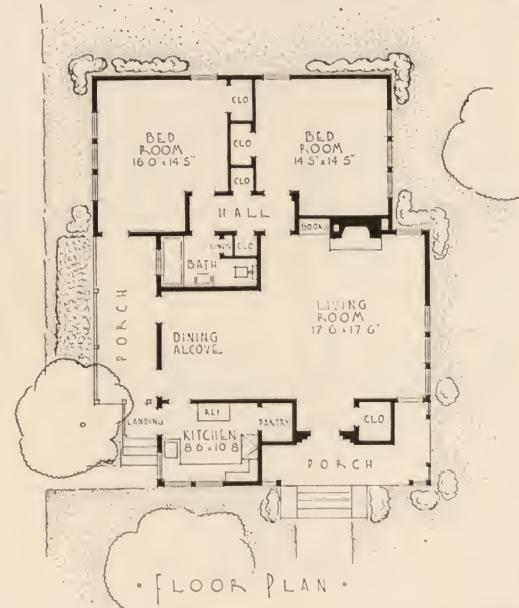
Plan No. 5012

A DEFINITE feeling of comfort and roominess prevails in this house.

Again the texture and friendly feeling of Southern Pine as a building material is expressed in the design and finish of this cheerful home.

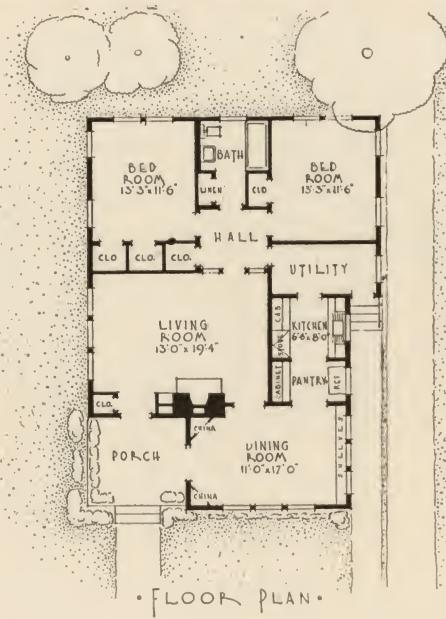
The plan is adaptable to alternatives suitable to different needs. For instance, a basement suggestion is shown on the blueprints. A laundry can be built in the garage; or a lattice fence can shut off the open view of the kitchen door, if desired.

Outside Dimensions—36'-0" wide by 44'-2" deep.



NOTE: The plans for this house show alternative details for basement.





NOTE: The plans for this house show alternative details for basement.

Plan No. 5014

IN USING standard stock materials, such as the houses in this book feature, it is important to keep the design of the house extremely simple. The common fault in marring the architectural beauty of so many houses is over-ornamentation. Overhanging roofs, fancy cornices, "ginger-bread" porch and entrance details are omitted from the house shown on this page—much to its advantage. And the floor plan shows a particularly convenient arrangement.

Outside Dimensions—31'-10" wide by 42'-9" deep.



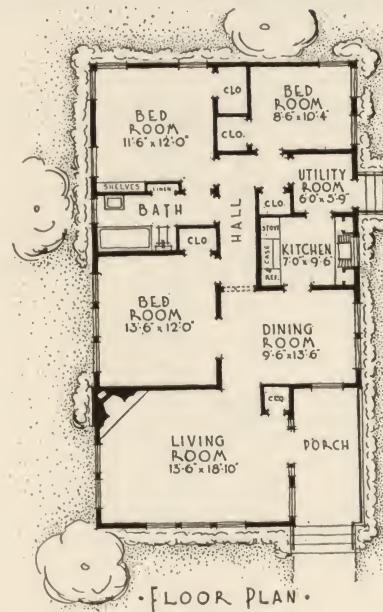


Plan No. 5015

THREE bedrooms make this house plenty large enough for a growing family.

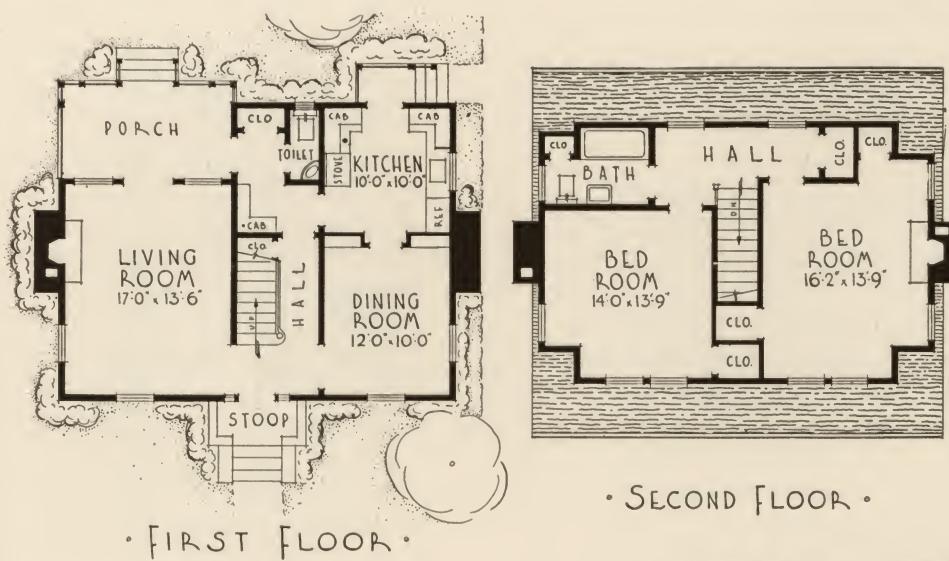
The trim, sweeping lines of the exterior—with its properly painted Southern Pine siding—makes the above home unusually appealing in any community.

Outside Dimensions—26'-6" wide by 46'-6" deep.



NOTE: The plans for this house show alternative details for basement.





Plan No. 5016

THE DUTCH Colonial house is ideal for colder climates. Large fireplaces—in the living room and in the bedroom—are featured in this plan.

A savings in cost could be accomplished without harming the appearance of the house by eliminating the bedroom fireplace.

Outside Dimensions—32'-0" wide by 25'-8" deep.

NOTE: The plans for this house show alternative details for basement.



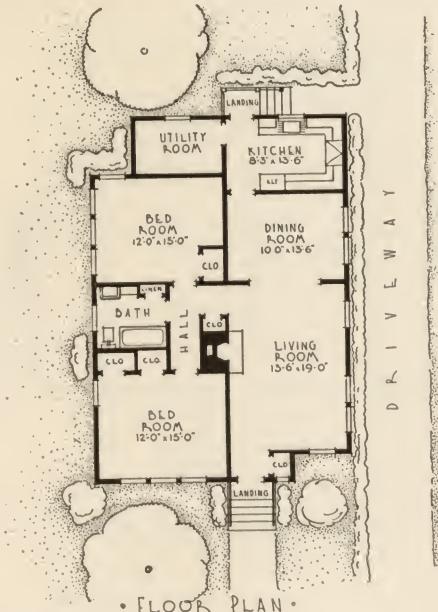


Plan No. 5017

THOUGHTFUL arrangement of every inch of floor space is of utmost importance to the home owner who expects the greatest amount of comfortable living for the least amount of money.

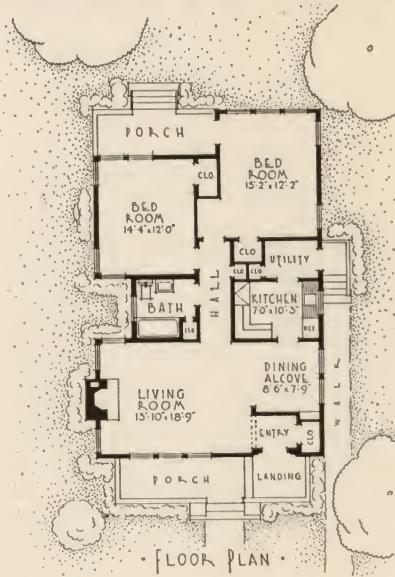
Without a dollar of extravagance there must be ample wall space, exactly where it is needed—and windows that efficiently distribute light and air—and storage space conveniently located.

Outside Dimensions—29'-6" wide by 41'-6" deep.



NOTE: The plans for this house show alternative details for basement.





NOTE: The plans for this house show alternative details for basement.

Plan No. 5018

A BUNDANCE of light and air are prime requisites of the home of today.

The house shown above meets these requisites with windows on four sides of the living room and three sides of each bedroom.

The plan was carefully developed so that the windows do not rob the furniture of necessary wall space. For instance, in either bedroom a large double bed can be placed against any one of three walls.

Outside Dimensions—27'-9" wide by 48'-0" deep.





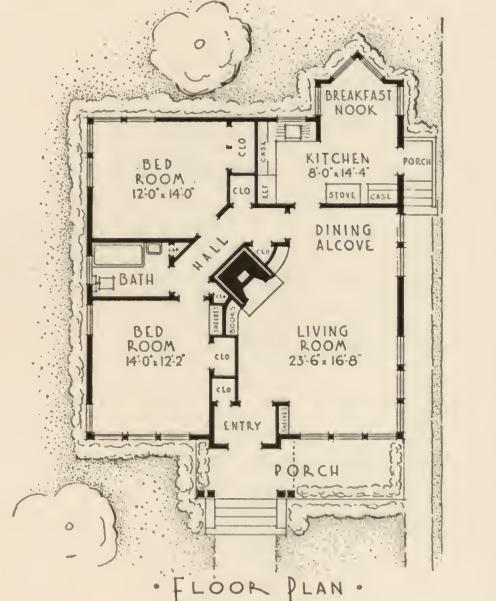
Plan No. 5019

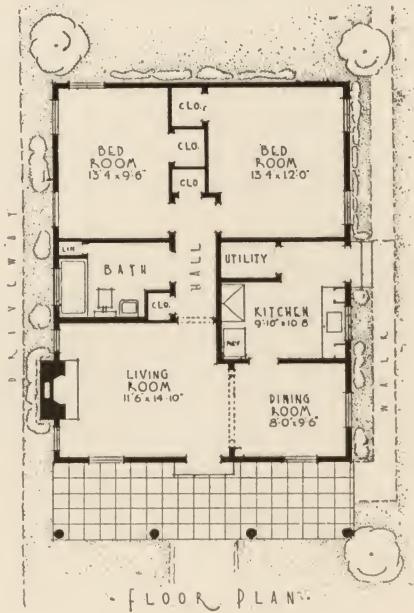
A SIMPLE design—with fireplace and hall at a 45° angle at the center of the house.

The chimney gradually squares with the house as it ascends to the peak of the roof. At the roof it projects through a louvred cupola which serves as a vent for the attic.

Below is a view of the breakfast nook.

Outside Dimensions—32'-0" wide by 46'-0" deep.





NOTE: The plans for this house show alternative details for basement.

Plan No. 5020

FOR a small, narrow lot this house offers a very practical floor plan—plus an appealing design that is distinctive for its simple and harmonious lines.

The tall pillars across the front, and low brick, or tile floor of the porch add much to the graceful dignity that makes this home outstanding on a crowded city street.

Outside Dimensions—25'-4" wide by 39'-0" deep.



THINGS YOU SHOULD KNOW

BEFORE YOU BUILD YOUR HOME

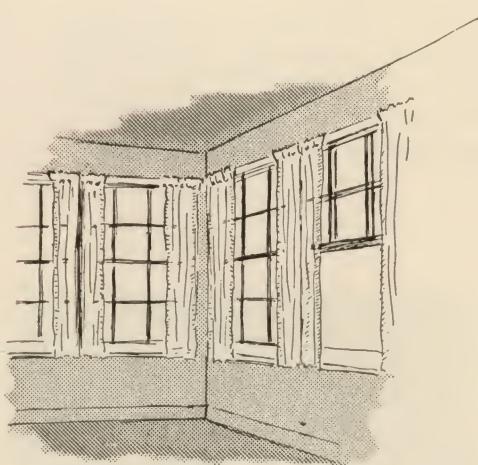
Defined in its simplest terms . . . a good home is the result of careful planning . . . quality material and correct construction. The importance of each of these elements should be fully understood by every home-builder. To secure the maximum in comfort, permanent satisfaction and performance . . . and the minimum of future maintenance cost . . . study this section carefully.



P LANNING . . .



"DESIGNED FOR LIVING"



PLENTY OF LIGHT AND VENTILATION

NOW, first . . . about the planning. This involves good taste in design which gives individuality and charm to the home. The arrangement of rooms to utilize every inch of space . . . the placement of windows and openings to insure the full benefit of healthful sunlight and cross ventilation . . . efficiency in layout to save footsteps in the daily routine of housekeeping which means so much to the housewife . . . the placement of cabinets, shelves, etc., to lend aesthetic and practical value to the interior . . . are all well-thought out features that should be planned before the home is built.

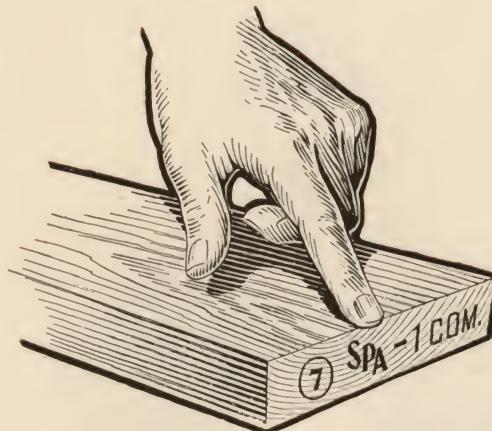
Those standards by which good homes are judged . . . are found in structures designed and supervised by a competent architect . . . and the services of an architect are heartily recommended. He can plan your home to meet the architectural style of your locality and provide those things that distinguish it from all others. However, where professional services are not used, the home-builder will find the eighteen plans in this book not only technically correct in all details, but artistically designed to meet the standards of good architectural practice.

MATERIAL . . .

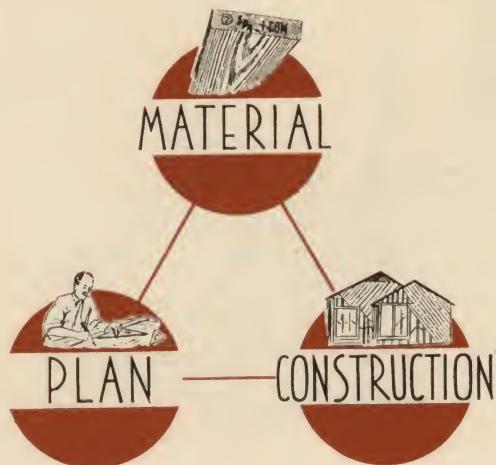
NEXT comes the important question of the material to be used in the home . . . a vital decision if there ever was one. How will the home look five years, ten years, twenty years from now? The life of a home depends upon the quality of materials used. Its up-keep cost, too, is determined at the time it is built. The savings represented by the use of cheap materials are far offset by later expensive repair bills and replacement costs.

Southern Pine lumber is the most widely used building material . . . suitable for practically every construction need. It is ideal for the framework . . . and meets the requirements of exterior and interior finish. There is a difference in lumber, however, which home-builders should understand. To assure the receipt of properly manufactured, correctly graded and thoroughly seasoned Southern Pine, it should be specified "SPA" grade-marked. This certifies that the lumber has been manufactured and graded under the supervision of the Southern Pine Association . . . that it is up to grade, and does not contain moisture in excess of the prescribed standards of the industry.

Grade-marked lumber is available from responsible retail lumber dealers anywhere in the Eastern half of the United States. If they do not have it in stock they can quickly order it. In considering the slight additional cost which may be involved in the purchase of quality lumber for your home, remember this: The cost in the long run, after all, is the one that counts most . . . and quality lumber is the cheapest insurance against high maintenance costs.



C ONSTRUCTION . . .



NO amount of thoughtful planning or care in the selection of material will produce a satisfactory home unless it is built right . . . according to correct construction principles.

Competent workmanship is a primary essential. A reliable and responsible contractor should be employed . . . one who points with pride to the jobs of yesterday . . . who will view the new home as another opportunity to strengthen his reputation as a builder.

Certain fundamentals in structural framework are found to predominate in all well-built homes of the past century. These features form the basis of simplified framing methods, long recommended by the Southern Pine Association under the title of "Fifteen Cardinal Points of Correct Frame Construction." Every good contractor is familiar with these principles, which include:

Adequate foundation as a protection against settlement of parts of the house.

Sufficient ventilation under the house.

Proper spacing of joists which support the floors, and the studs which form the wall.

Installation of cross-bridging to stiffen the floor construction.

Correct placement of members over openings, such as doors and windows, and the use of trussing where necessary to prevent sagging of these members.

Proper anchorage of roof rafters.

Application of sub-floor and sheathing.

Frequently the home-builder does not know that sheathing applied to outside walls diagonally makes the wall

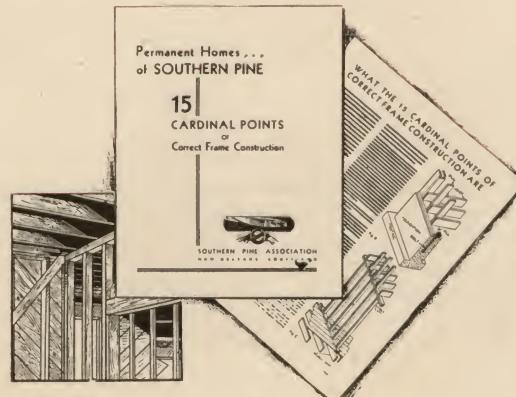
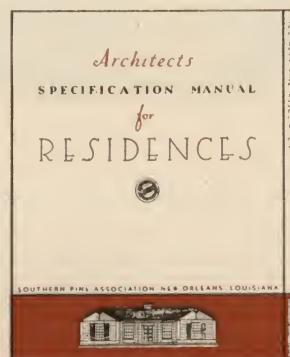
seven times as strong as when sheathed horizontally. These fundamentals of good construction should be incorporated in every well-built home.

The architect or contractor must specify the grades of lumber to be used in the home. To facilitate the correct specification of Southern Pine lumber, the Southern Pine Association has prepared and given wide distribution to a booklet entitled "Architects' Specification Manual for Residences." Here are given the grades, sizes and items of Southern Pine recommended for residential construction.

A concise summary of all of this . . . particularly suited to the needs of the home-builder . . . is given in a pamphlet entitled "Questions Before the House," which is available without charge.

No greater test of the strength, endurance and safety of homes can be found than that provided by the stresses of hurricanes and earthquakes. In the terrific hurricane which struck the southeast in 1935 . . . properly built frame homes withstood the fury of the storm and saved hundreds of lives. Equally impressive was the performance of frame homes in the 1935 earthquake catastrophe of Montana. Scores of wood homes survived the disaster. So outstanding was this performance that the attention of architects from far-away Japan was attracted to this type of construction as a protection against earthquake damage in their country.

Throughout the country stand countless historical frame houses that have served faithfully and well for centuries. These provide a lasting tribute to the durability of quality lumber and emphasize the importance of sound construction methods.





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THESE sets of blueprints, available for each house shown in this plan book, consist of six pages 17"x21". The pages show complete detail working drawings—clearly and excellently drawn—so that any contractor or carpenter can easily work from them. One of the pages shows details of several suggestions for wall and ceiling panels, using different joints, mouldings, and board widths.

On many of the plans are shown alternative details for basement construction—thus enabling the house to be built with or without a basement.

For your convenience—simply fill out this coupon and mail it with your remittance or instructions. No letter is necessary.

SOUTHERN PINE ASSOCIATION
Interstate Bank Building
New Orleans, Louisiana

Date _____

Please send me _____ sets of blueprints and specifications for Plan No. _____
shown in this book. Enclosed is \$_____ cash or _____ send C. O. D.

Signed _____

Street and number _____

City _____ State _____

